

LYNELL K. HORTON
GRANTOR,

TO:

WARRANTY DEED

LARRY W. SETZER AND WIFE, CHRIS SETZER
GRANTEES.

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, LYNELL K. HORTON the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees, LARRY W. SETZER AND WIFE, CHRIS SETZER as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be paid by Grantor.

Witness my signature this the 30 day of July, 1997.

STATE MS.-DE SOTO CO.
FILED

Lynell K. Horton
LYNELL K. HORTON

AUG 4 3 30 PM '97

BK 319 PG 717
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named LYNELL K. HORTON who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 30th day of July, 1997.

Linda Kay Hodge
NOTARY

My Commission Expires:

August 9, 1998

Grantor's Address: 650 Lake Forest Drive W., Walls, MS 38680
Grantor's Telephone Nos: Home: 601-781-0532 Work: 601-781-0532
Grantee's Address: 7120 Goodman Rd. W., Walls, MS 38680
Grantee's Telephone Nos: Home: 601-429-3117 Work: 601-382-2559

Prepared By/Return To: Brian L. Davis, 919 Ferncliff Cove, Southaven, MS 38671
601-393-8542 File #97-390

DESCRIPTION OF A 2.544 ACRE TRACT
LOCATED IN THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 WEST
DESOTO COUNTY, MISSISSIPPI

BEGINNING AT A IRON PIN FOUND IN THE NORTH RIGHT OF WAY OF GOODMAN ROAD (MS. HIGHWAY 302), SAID POINT BEING 435.64 FEET WEST AND 35.35 FEET NORTH OF THE ACCEPTED SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 WEST; THENCE SOUTH 89°35'48" WEST A DISTANCE OF 199.16 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE LAKE FOREST BAPTIST CHURCH TRACT; THENCE NORTH 00°20'27" WEST, ALONG SAID TRACTS' EAST LINE A DISTANCE OF 587.95 FEET TO AN IRON PIN; THENCE NORTH 89°55'35" EAST A DISTANCE OF 193.47 FEET TO AN IRON PIN; THENCE SOUTH 100°24'45" EAST A DISTANCE OF 536.88 FEET TO THE POINT OF BEGINNING CONTAINING 2.544 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION REGULATIONS IN EFFECT OF DESOTO COUNTY AND EASEMENTS OF RECORD.